

File No: H8-125
Prepared By & Return To:
MS Real Estate Closings, LLC
1576 Monteith Ave Ste A.
Hernando, MS 38632
662-429-8822

WARRANTY DEED

**Eugene Daniel Witherspoon, III and wife,
Edna Christina Witherspoon**

GRANTOR(S)

TO

Paragon Developers, LLC

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, **Edna Christina Witherspoon, a married woman, who acquired title as Edna Christina Wofford, and husband Eugene Daniel Witherspoon, III, who joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights, he may have in and to the subject property by virtue of his marriage to Edna Christina Witherspoon, Grantor(s), do hereby sell, convey and warrant unto, Paragon Developers, LLC, Grantee(s), a Mississippi limited liability company, the following described real property located and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to wit:**

A 1.46 ACRE TRACT, IN THE S.E. ¼ OF THE N.E. ¼ SECTION 34 TOWNSHIP 2 SOUTH, RANGE 7 WEST, IN DESOTO COUNTY, MISSISSIPPI.

COMMENCING AT A POINT IN THE CENTERLINE OF DOUGLAS ROAD A DISTANCE OF 3060 FEET NORTH OF THE CENTERLINE OF BYHALIA ROAD; THENCE NORTH 87 DEGREES 30 MINUTES EAST A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED REAL ESTATE; THENCE NORTH 0 DEGREES 33 MINUTES WEST A DISTANCE OF 210.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 30 MINUTES EAST A DISTANCE OF 311.14 FEET TO A POINT; THENCE SOUTH 0 DEGREES 33 MINUTES EAST A DISTANCE OF 210.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 30 MINUTES WEST A DISTANCE OF 311.14 FEET TO THE POINT OF BEGINNING. CONTAINING 1.5 ACRES MORE OR LESS. AS SHOWN BY THE SURVEY OF RICHARD E KLINK, DAVIS ENGINEERING COMPANY, INC., DATED AUGUST 11, 1992.

The warranty of this conveyance is made expressly subject to all applicable building restrictions and restrictive covenants of record, any subdivision and zoning regulations in effect, any rights-of-way, restrictions, easements or servitudes, and any lease, grant, exception or reservation of minerals or mineral rights.

Possession is to be given with delivery of deed.

WITNESS THE SIGNATURE of the Grantors this the 26 day of September, 2008.

Eugene Daniel Witherspoon, III
Eugene Daniel Witherspoon, III

Edna Christina Witherspoon
Edna Christina Witherspoon

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 26 day of September, 2008, within my jurisdiction, the within named **Eugene Daniel Witherspoon, III and wife, Edna Christina Witherspoon** who acknowledged that they executed the above and foregoing instrument.



[Signature]
NOTARY PUBLIC

My Commission Expires:

GRANTOR:

2243 Beauvoir Dr
Hickman, MS 38632
901 603 4117
N/A

GRANTEE:

4933 William Arnold Rd
Memphis, TN 38103
901 674 6781
N/A